117.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	701,900	/	701,900
USE VALUE:	701,900	/	701,900
ASSESSED:	701,900	/	701,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARE OLIVIA C
Owner 2:	ARACHCHI HARINDRA M
Owner 3:	
Street 1:	116 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAYLOR CHRISTOPHER J -
Owner 2:	RODIMA-TAYLOR DAIVI -
Street 1:	116 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .24 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10465.000	188,100		513,800	701,900
Total Card	0.240	188,100		513,800	701,900
Total Parcel	0.240	188,100		513,800	701,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 649.91 | /Parcel: 649.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	75126
GIS Ref	
GIS Ref	
Insp Date	09/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0001-0001.0

!9068!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	188,100	0	10,465.	513,800	701,900		Year end	12/23/2021
2021	101	FV	182,100	0	10,465.	513,800	695,900		Year End Roll	12/10/2020
2020	101	FV	182,100	0	10,465.	513,800	695,900	695,900	Year End Roll	12/18/2019
2019	101	FV	174,800	0	10,465.	506,400	681,200	681,200	Year End Roll	1/3/2019
2018	101	FV	174,800	0	10,465.	389,000	563,800	563,800	Year End Roll	12/20/2017
2017	101	FV	174,800	0	10,465.	367,000	541,800	541,800	Year End Roll	1/3/2017
2016	101	FV	174,800	0	10,465.	337,600	512,400	512,400	Year End	1/4/2016
2015	101	FV	164,500	0	10,465.	315,600	480,100	480,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:24:59

LAST REV

Date	Time
09/27/18	14:48:09
apro	

PAT ACCT. 9068

USER DEFINED

Prior Id # 1:	75126
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR CHRISTOP	1392-135		11/19/2010		383,000	No	No		
BOUCHARD DAVID	1371-136		7/22/2009		347,000	No	No		
TAYLOR CHRISTOP	1371-136		4/22/2009	Family	1	No	No		
	1023-71		12/1/1986		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2009	834	Manual	3,950					
8/8/2006	661	Manual	3,901					install pellet sto

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
1/10/2008	Meas/Inspect	372	PATRIOT
3/16/2000	Measured	264	PATRIOT
2/9/2000	Measured	264	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10465		Sq. Ft.	Site		0	70.	0.70	6									513,767						513,800	

Total AC/HA:	0.24024	Total SF/SM:	10465	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	513,767	Spl Credit		Total:	513,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	74300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	272610
Depreciation:	84509
Depreciated Total:	188101

COMMENTS

bsmt sink wip inter reno.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths:				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

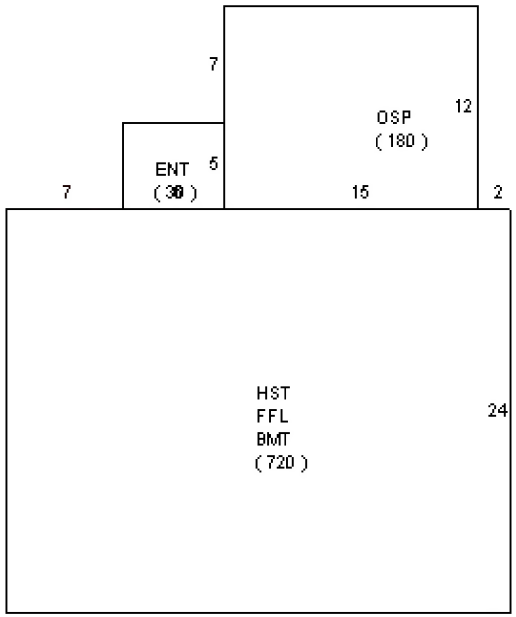
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	93.58
Final Total:	188100	Val/Su SzAd	174.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	44.550	32,073
FFL	First Floor	720	148.490	106,909
HST	Half Story	360	148.490	53,455
OSP	Screen Porch	180	28.230	5,081
ENT	ENTRY	30	26.400	792

Net Sketched Area:		2,010	Total:	198,310	
Size Ad	1080	Gross Area	2370	FinArea	1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc